

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08930
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	The Old Quarry, Velley Hill, Gastard, SN13 9PU
DEVELOPMENT DESCRIPTION:	Change of use of an office/storage building (Building 1) and stable (Building 2) to short term holiday lets with associated external works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

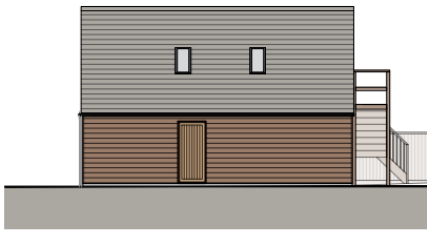
The application seeks permission to change the use of two buildings to be used for short term holiday lets. There are three buildings within “The Old Quarry” Site, as shown on the extract of the submitted proposed site plan, below. The middle building (Building 3 on the plan) is currently in use as a holiday let. The northernmost building (building 1) is an office/store at present, and building 2, to the south, is a stable.



Two parking spaces per unit would be provided on site. The following existing and proposed plans and elevations have been submitted:



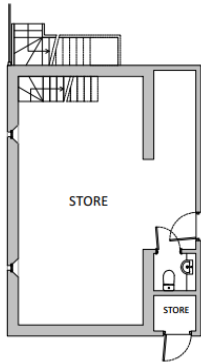
West Elevation - As Existing



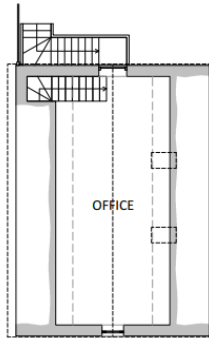
South Elevation - As Existing



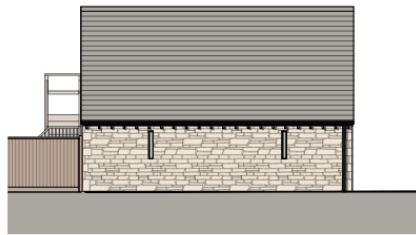
East Elevation - As Existing



Ground Floor Plan - As Existing



First Floor Plan - As Existing

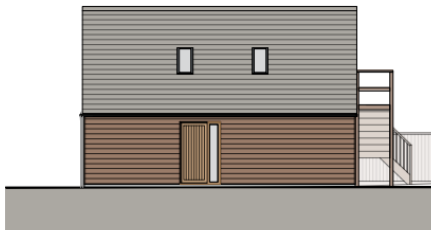


North Elevation - As Existing

Building 1 - Plans and Elevations - As Existing



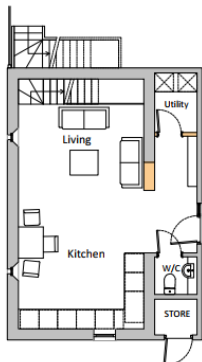
West Elevation - As Proposed



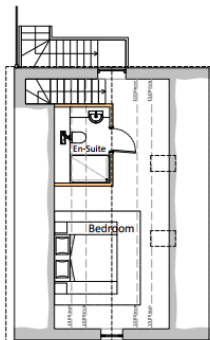
South Elevation - As Proposed



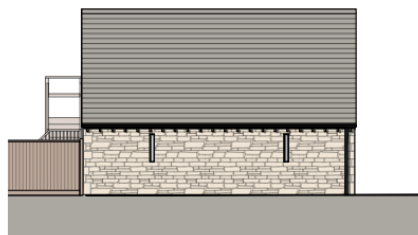
East Elevation - As Proposed



Ground Floor Plan - As Proposed

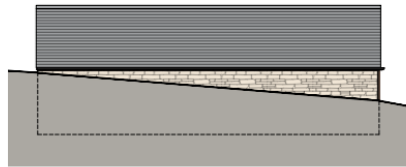


First Floor Plan - As Proposed

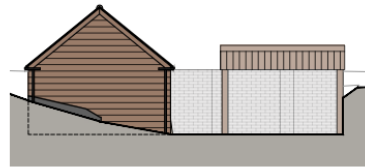


North Elevation - As Proposed

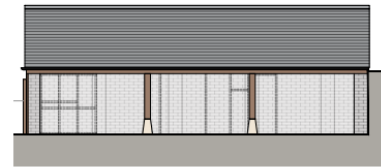
Building 1 - Plans and Elevations - As Proposed



East Elevation - As Existing



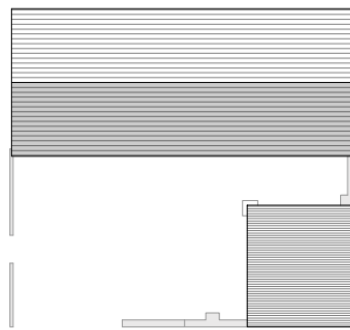
North Elevation - As Existing



West Elevation - As Existing



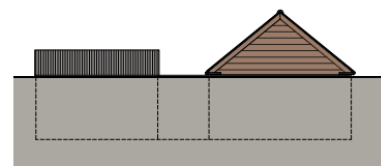
Ground Floor Plan - As Existing



Roof Plan - As Existing

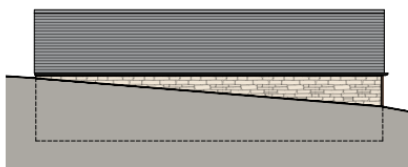


West Elevation - As Existing

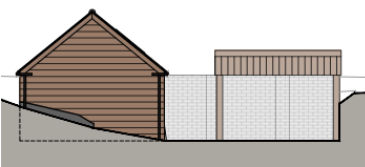


South Elevation - As Existing

Building 2 - Plans and Elevations - As Existing



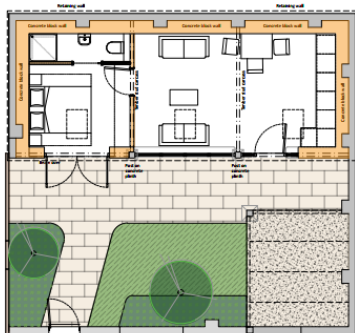
East Elevation - As Proposed



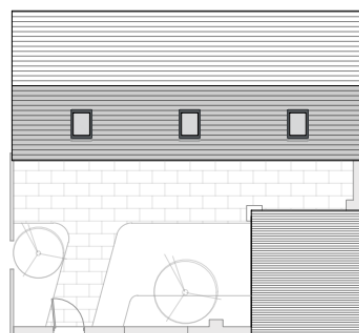
North Elevation - As Proposed



West Elevation - As Proposed



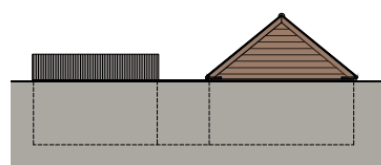
Ground Floor Plan - As Proposed



Roof Plan - As Proposed



West Elevation - As Proposed



South Elevation - As Proposed

Building 2 - Plans and Elevations - As Proposed

This application follows a pre-application enquiry which also proposed a new stable block and two new commercial buildings on a larger site. That proposal was not supported as no evidence was provided to demonstrate that the proposed commercial units would address any identified 'local economic and social need', and would add built form into the countryside at a location which is not considered to be 'infill' in nature or character.

SITE DESCRIPTION/CONTEXT

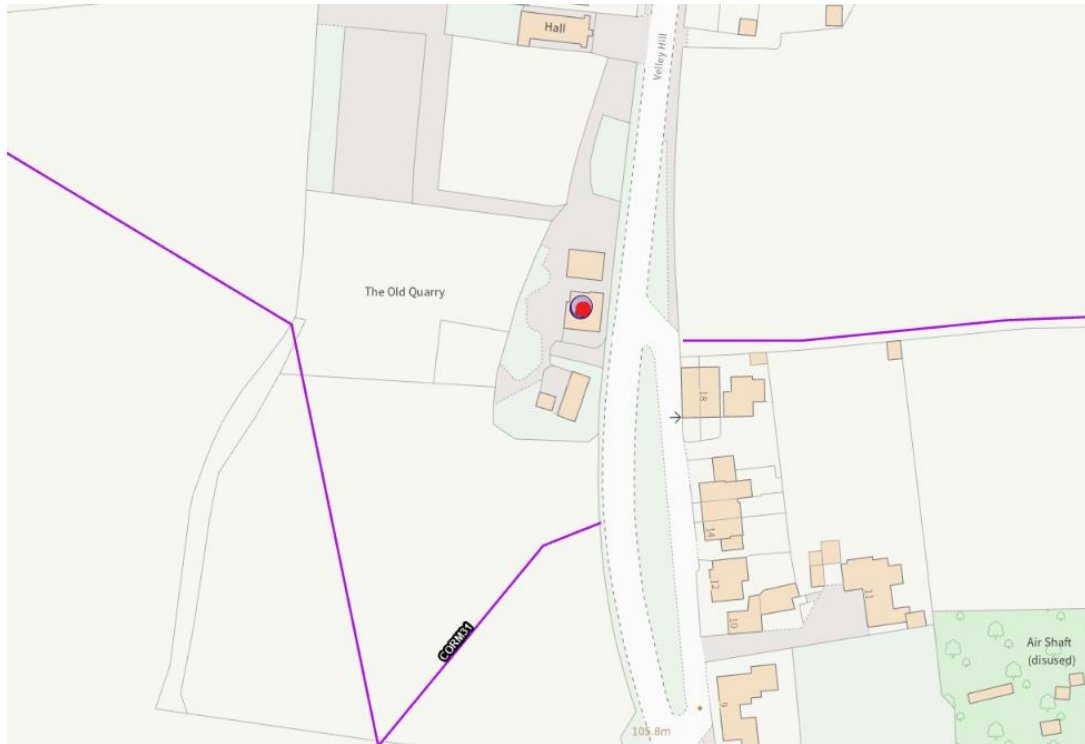
The site is situated along the western side of Velley Hill as that road runs south away from Gastard towards Whitley / Shaw. The google image below shows the view of the buildings from the road – only the upper stories/roofs are visible as the site is lower than the road:



The site, which is some 0.39ha, is bound to the north by the village hall, to the west by a horse-riding area at its northern end and agricultural land more generally, which wraps around the southern boundary of the site. The extract of the submitted location plan, below, shows the agricultural land around the site:



The site is not within a conservation area (the western boundary of the Gastard Conservation Area is about 220m east of the site) and there are no listed buildings within proximity of the site. It is within flood zone 1 and not shown to be at any elevated level of groundwater or surface water flood risk. There are Public Rights of Way to the south, west and east of the site (purple lines on the plan below), although none of them cross the site.



The photograph below shows the three buildings, viewed from the southern end of the site:



PLANNING HISTORY

- PL/2023/09225: Construct a small wooden stable block and associated hardstandings. Change of use to equestrian – Withdrawn – 15/12/2023

- 19/03715/FUL: Creation of a riding arena – Approved – 19/06/2019
- 18/06198/FUL: Part retrospective adaptation and conversion of stable building for use as holiday let accommodation – Approved – 19/09/2018
- 14/01829/FUL: Erection of Open Fronted Storage Building – approved – 16/04/2014
- N/11/00238/FUL: Change of Use from Agriculture to Equestrian, Refurbishment & Replacement of Former Agricultural Buildings to Provide 2 No. Detached Stores & Loose Boxes (Resubmission of 10/03956/FUL) – Approved – 17/03/2011
- N/10/03956/FUL: Change of Use from Agriculture to Equestrian, Refurbishment & Replacement of Former Agricultural Buildings to Provide 2 No. Detached Stores & Loose Boxes – Approved – 22/12/2010

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 11 Spatial Strategy Corsham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;

Corsham Neighbourhood Plan:

- Policy CNP ED1 – Ecology and Design
- Policy CNP E1 – Conserve and Enhance Biodiversity
- Policy CNP E2 – Achieving Sustainable Development
- Policy CNP HE1 – Design Quality

- Policy CNP HE2 – Design and Heritage

Saved policies from the North Wiltshire Local Plan 2011 (NWLP)

- Policy NE18: Noise and Pollution

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide
- Wiltshire Local Transport Plan including the Car Parking Strategy and Cycling Strategy

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection:

“Given the low level of vehicle movements associated with occasional holiday rental there are no overriding highway concerns with the use of the buildings as holiday use. This is providing the approval is to remain as holiday rental and not to become a permanent C3 dwelling where daily movements may be a concern for access arrangements.”

WC Arboricultural Officer:

“No comment”

WC Public Protection: No comment:

“Environmental Health has reviewed the application and have no comments.”

WC Ecology: No objection subject to conditions/informative:

“I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal Survey Report. 07 January 2026. Daniel Ahern Ecology. Doc Ref. 5728.3;

- *Building 1 – Plans and Elevations – As Proposed. Project. 4528. Drawing No. 202. Rev. A;*
- *Building 2 – Plans and Elevations – As Proposed. Project. 4528. Drawing No. 203. Rev. A;*
- *Site Plan as Proposed. 23 October 2025. BBA Architects & Planners. Project No. 4528. Drawing No. 201;*
- *Site Plan as Existing. 10 November 2025. BBA Architects & Planners. Project No. 4528. Drawing No. 101;*
- *Building 1 – Plans and Elevations – As Existing. Project. 4528. Drawing No. 102;*
- *Building 2 – Plans and Elevations – As Existing. Project. 4528. Drawing No. 103.*

The proposed site does not lie within or adjacent to any sites designated for conservation and there are no areas of significant ecological importance within a zone of influence, it is expected that minor adverse impacts could be suitably mitigated through an appropriate design scheme and timing of works.

Protected Species

The Preliminary Ecological Appraisal (PEA) found that the stable building (building 2) holds negligible potential for roosting bats, and the office/store building (building 1) has moderate potential for roosting bats.

Under the current proposals, works to the office/store building (building 1) will not impact areas of potential bat roosting, as identified within the PEA. Should plans change and works to the roof or potential roosting features be required, further surveys should be undertaken and the mitigation measures will need to be revised accordingly.

The site is assessed to offering low suitability for foraging and commuting bats. The proposed change of use of an office/storage building and stable to short term holiday lets will not require the removal of vegetation considered to be functionally important for bat foraging or commuting.

No new lighting has been proposed as part of the development and in the absence of such, together with retention of all vegetation, it is very likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before tree felling begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season.

Biodiversity Net Gain (BNG)

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and*
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).*

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains.

CP50 and NPPF requires the inclusion of biodiversity enhancements. Ecological enhancements as stated within the Preliminary Ecological Appraisal are provided through the installation of a bird box, bat box and insect block.” This would be subject to a pre-commencement condition.

Corsham Town Council: No objection

“Resolved: that no objection be raised.”

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

One representation was received from the immediate neighbours. They advise that they are fully supportive of this application and have no objections, and will encourage more visitors to the local area. The representation adds, *"However, we would like the Council to consider how household waste/rubbish will be collected from these properties once completed. At the moment, their 1 general waste bin is left on the street directly outside our property to be collected - we have no issue with this as it does not cause any obstruction and property owners are quick to collect their empty bin afterwards. If this was to increase to 3 bins (1 per property), that may cause more of an obstruction."*

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS). These exception policies are as follows:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

Assessment and Conclusion

The proposed site is located outside of the defined limits of development as set out in the WCS, but the proposal can also be considered under Core Policy 39 and 48, two of the exceptions policies listed in paragraph 4.25.

Core Policy 39 relates to tourist development and seeks to focus development within Principal Settlements and Market Towns, proposals for tourist development of an appropriate scale (including attractions and tourist accommodation) will be supported subject to a sequential assessment. Outside the Principal Settlements and Market Towns, the policy sets out that tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. This aligns with Corsham Neighbourhood Plan (CNP) Policy BE2, which supports tourism development in a manner that is compatible with the character and sustainability of the village. The site is located within Gastard which is defined as a Small Village and would be an appropriate re-use of an existing building, within suitable distance from local amenities.

It is considered that the proposal complies with Core Policy 39 being closely related to the Historic town of Corsham and is in close proximity to the popular tourist attractions of Lacock. The proposal seeks to retain the existing buildings within the site and is considered to be of an appropriate scale given its location.

Core Policy 48 relates to supporting rural life and sets out that proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Whilst these matters are discussed in more detail later in the report, in brief, the use requires minimal external alterations to the buildings and therefore it is not considered that the proposal would be detrimental to the character or appearance of the landscape or settlement and would not be detrimental to the amenities of any residential areas. The Council's Highways Officer has raised no objection in respect to access and infrastructure or the sites access to local services. The development is therefore considered to meet the other requirements of Core Policy 48. On this basis, whilst outside of the development boundary, the principal of the development is considered to be acceptable, subject to the detailed matters discussed below.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The proposed alterations to the buildings are modest and comprise primarily the insertion of new fenestration to make the buildings suitable for use as holiday lets. For Building 1, a single small window is proposed on the west elevation at ground floor and a narrow glazed side panel to the south elevation. Building 2, the former stable, requires additional fenestration, but these changes are confined to elevations that face into the site rather than the public highway.

Given the siting of the buildings, set down from Velley Hill with only upper floors and roofs visible from the road, the development would retain the appearance of small vernacular structures when viewed externally. The alterations are therefore considered minimal and sympathetic, preserving the character and appearance of the buildings and their contribution to the rural setting.

Conclusion

Overall, the proposed conversion requires only minor alterations to the buildings, primarily the addition of limited fenestration. These changes are sensitively positioned, largely internal to the site, and would not be prominent from the public highway. As a result, the buildings would retain their vernacular appearance and continue to integrate appropriately within the rural context. The development is therefore considered to be of a high standard of design, consistent with Core Policy 57 and relevant guidance in the NPPF and Wiltshire Design Guide, as well as CNP Policies HE1 and HE2, which emphasise high quality design and the retention of local character within the village.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts.

Assessment

The proposed conversion involves no extensions or increases in the building footprint, with only limited new fenestration introduced. The new windows in Building 1 are modest and face into the site, while additional openings in Building 2 are similarly internal and do not face neighbouring properties. The site is set down from Velley Hill such that 18 Chapel Knapp, approximately 21 metres to the east and at a higher level, would experience limited visibility of the buildings and negligible overlooking. The dwelling known as Linton, around 60 metres to the north, is separated from the site by the village hall, providing additional screening. With regard to potential noise from future holiday use, the scale of the development and the nature of the proposed use is comparable to that of a single household. It is therefore unlikely to result in a material increase in disturbance to surrounding properties.

Conclusion

Overall, the proposals are considered to preserve the reasonable living conditions of neighbouring occupiers, consistent with the requirements of Core Policy 57.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy.

Assessment and conclusion

The proposal provides two on-site parking spaces per holiday let, in line with Wiltshire Council's standards. The Highways Officer has raised no objection, noting that the low level of vehicle movements associated with occasional holiday rental would not give rise to highway safety concerns. The use would remain as short-term holiday accommodation rather than permanent C3 dwellings, ensuring that daily traffic generation remains low. Overall, the proposals are considered acceptable in terms of access, parking, and highway safety.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Assessment and Conclusion

The application has been assessed by the Council's Ecologist, who has raised no objection subject to appropriate mitigation measures. Building 1, the former office/store, has moderate potential for roosting bats, but the current proposals avoid areas of potential roosting and retain all vegetation suitable for foraging and commuting. Building 2, the former stable, has negligible potential for bats, and no impacts on priority habitats are anticipated. The site is largely self-contained and does not lie within or adjacent to any statutory or non-statutory designated sites.

Vegetation removal, if required, should be timed outside of the bird breeding season, and the applicant is advised to incorporate enhancements including a bat box, bird box, and insect block, as set out in the Preliminary Ecological Appraisal. No new lighting is proposed, and any necessary external lighting should be designed to avoid disturbance to foraging or commuting bats.

The Arboricultural Officer raised no objections and the proposals would not impact any significant trees. In combination, the development is considered to protect biodiversity in accordance with Core Policy 50 of the Wiltshire Core Strategy and relevant guidance in the NPPF, in addition to CNP E1 and E2, which seek to conserve and enhance biodiversity and achieve sustainable development within the parish.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.

- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Assessment and Conclusion

The site is located on the edge of Gastard within a rural, agricultural setting, with open fields to the west and south. The proposed conversion involves only minor alterations to existing buildings and no increase in their scale or footprint. The buildings are set down from Velley Hill, limiting their visibility from public vantage points, including nearby footpaths. Given the modest scale of the development and its retention of the existing structures, it is considered that the proposals would have no adverse impact on the character or appearance of the surrounding landscape, in accordance with Core Policy 51 of the Wiltshire Core.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require development proposals to avoid unacceptable environmental impacts, and to provide mitigation where risks are identified. The NPPF and Planning Practice Guidance reinforce the need to prevent development that would contribute to or be exposed to unacceptable pollution.

Assessment

The Council's Public Protection team has reviewed the application and raised no comments or concerns. The proposed conversion of the two outbuildings to holiday lets is therefore considered unlikely to result in any unacceptable environmental impacts relating to noise, air quality, or contaminated land.

Conclusion

No mitigation measures are required, and the proposals are considered acceptable in terms of environmental considerations.

Biodiversity Net Gain (BNG)

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Other

Waste Management and Neighbour Amenity

One representation was received from the immediate neighbours, who expressed support for the application but queried how household waste from the three proposed holiday lets would be managed, noting that currently a single general waste bin is placed on the grass verge for

collection. The applicant has confirmed that waste collection is managed by MJ Church and that a single communal bin is anticipated to be sufficient for fortnightly collections. The existing bin location, on council-owned land and screened from neighbouring properties by the hedge, would remain unchanged, and bins are returned promptly on collection days. The applicant has also indicated that, if necessary, the bin could be relocated closer to the site entrance, though maintaining a single collection point is operationally most efficient and assists with traffic management on Velley Hill. Given the modest scale of the development and existing arrangements, the proposals are not expected to result in any unacceptable impact in terms of neighbour amenity or waste management.

PLANNING BALANCE AND CONCLUSION

The application proposes the conversion of two existing outbuildings to short-term holiday lets. The principle of development is considered acceptable under Core Policies 39 and 48 of the Wiltshire Core Strategy, as the proposal provides a small-scale tourist use within a Small Village, making use of existing buildings without the need for new construction. This is consistent with CNP BE2, which supports tourism development that is compatible with the character and sustainability of the village.

The proposed alterations are modest and largely internal to the site, ensuring the buildings retain their vernacular appearance and contribute positively to the rural setting. This approach is in line with Core Policy 57, the NPPF, and the Wiltshire Design Guide, as well as CNP HE1 and HE2, which emphasise high-quality design and the retention of local character.

Amenity impacts on neighbouring properties are minimal. Limited new fenestration faces internally, and the siting of the buildings relative to 18 Chapel Knapp and Linton ensures negligible overlooking or disturbance. The scale of holiday use is comparable to a single household and is unlikely to result in a material increase in noise. Waste management is considered acceptable, with a single communal bin proposed in a screened location. The proposals are therefore consistent with Core Policy 57 and CNP BE2, supporting a sustainable and compatible tourist use.

Ecological and biodiversity considerations have been addressed, with no significant impacts anticipated. Mitigation and enhancement measures, including bat and bird boxes and an insect block, ensure compliance with Core Policy 50 and the NPPF, as well as CNP E1 and E2, which seek to conserve and enhance biodiversity and promote sustainable development.

The site's landscape setting will be preserved, with only minor alterations and no increase in building footprint. The development would not adversely affect the surrounding rural character or views from adjacent footpaths, in accordance with Core Policy 51.

Overall, the proposals represent a sensitive re-use of existing buildings for a small-scale, low-impact tourism use. The development is considered to be well-designed, environmentally responsible, and appropriate to its rural context, providing a modest benefit to local tourism without causing harm to neighbours or the landscape. Planning permission is recommended subject to the conditions below.

Note that for consistency and to ensure the continued protection of residential amenity, biodiversity, and the character of the area, a number of conditions (nos.4-9 inclusive, below)

from the previously approved 2018 holiday let permission at the site have been carried forward to this permission where relevant.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan 4528-3-100A received 11 November 2025

Proposed Site Plan 4528-3-201 received 11 November 2025

Proposed Elevations & Floor Plans - Building 1 4528-3-202A received 11 November 2025

Proposed Elevations & Floor Plans - Building 2 4528-3-203A received 11 November 2025

Preliminary Ecological Appraisal Survey Report Daniel Ahern Ecology. Doc Ref. 5728.3 received 7 January 2026.

REASON: For the avoidance of doubt and in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

4. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

5. No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use.

REASON: In the interests of visual amenity and the character and appearance of the area.

6. The buildings hereby permitted shall not be occupied as a persons' sole or main place of residence.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

7. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than one month in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

8. The owners/ operators of the site shall maintain an up-to-date register of the names of all visitors staying on the site, and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.